



2024-003159
Klamath County, Oregon
04/25/2024 01:58:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Curtis Yocum and Yesenia Yocum

2220 Springwood Dr

Chiloquin, OR 97624

Until a change is requested all tax statements shall be sent to the following address:

Curtis Yocum and Yesenia Yocum

2220 Springwood Dr

Chiloquin, OR 97624

File No. 629132AM

STATUTORY WARRANTY DEED

Andrew Vaughan, as to Tract A;

The LandPost LLC, as to Tract B,

Grantor(s), hereby convey and warrant to

Curtis Yocum and Yesenia Yocum, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Tract A:

Lot 1 in Block 38, Tract No. 1184, Oregon Shores Unit #2, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tract B:

Lot 20 in Block 38, Tract No. 1184, Oregon Shores Unit #2, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3507-017BB-03000

3507-017BB-04600

The true and actual consideration for this conveyance is \$16,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Return To: 

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 19 day of April, 2024.

[Signature]
Andrew Vaughan, also known as George A. Vaughan

The LandPost LLC, a Virginia Limited Liability Company

By: The George A. Vaughan Living Trust, Manager

[Signature]
By: George A. Vaughan, also known as Andrew Vaughan, Trustee

State of Virginia } ss
County of Charlottesville }

On this 19 day of April, 2024, before me,
Telisa L. Alston a Notary Public in and for said state,
personally appeared Andrew Vaughan, known or identified to me to be the person(s) whose name(s) is/are
subscribed to the within Instrument and acknowledged to me that he executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in
this certificate first above written.

[Signature]
Notary Public for the State of Virginia
Residing at: 1112 Carlton Ave. Charlottesville, VA 22902
Commission Expires: 10-31-2024

TELISA L. ALSTON
Notary Public
Commonwealth of Virginia
Reg # 7534953
Commission Expires Oct 31, 2024

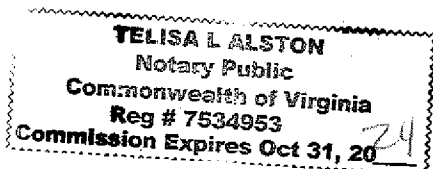
State of Virginia } ss
County of Charlottesville }

On this 19 day of April, 2024, before me,
Telisa L Alston a Notary Public in and for said state,
personally appeared George A. Vaughan, Trustee of the George A. Vaughan Living Truste, known or
identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and
acknowledged to me that he executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in
this certificate first above written.

Telisa L Alston

Notary Public for the State of Virginia
Residing at: 1412 Carlin Ave Charlottesville, VA 22902
Commission Expires: 10-31-2024



Unofficial Copy